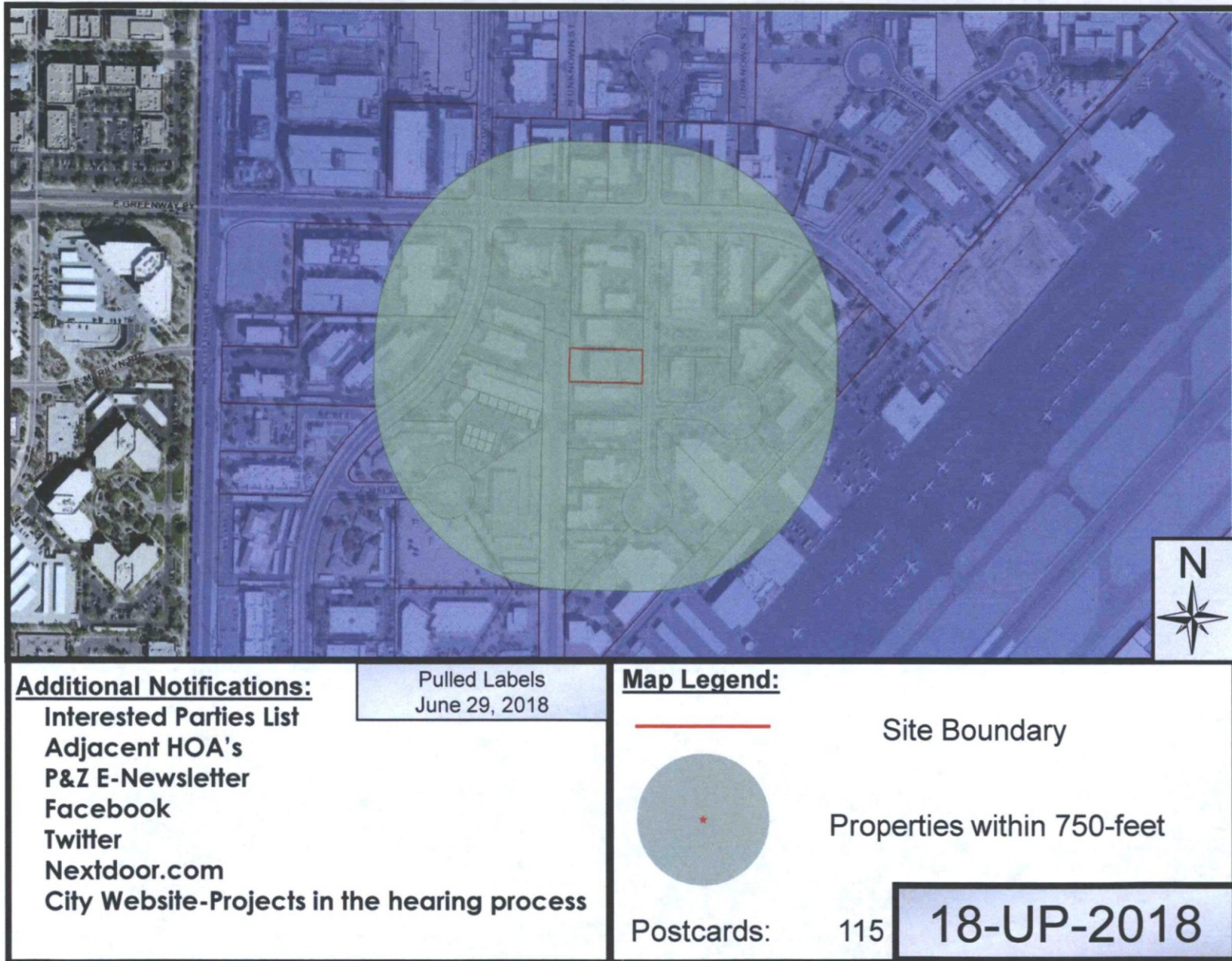
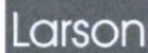


Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

City Notifications – Mailing List Selection Map



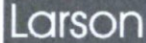


**Public Participation Plan
Triple C Heliport Use Permit
14818 N. 74th Street
APN: 215-56-047
818-PA-2018
Scottsdale, AZ 85260**

**Prepared By: Larson Associates Architects, Inc.
Date: 01 November 2018**

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

**18-UP-2018
11/13/2018**



**Public Participation Plan
Triple C Heliport Use Permit
14818 N. 74th Street
APN: 215-56-047
818-PA-2018
Scottsdale, AZ 85260**

DATE: 01 November 2018

Purpose: The purpose of this Public Participation Plan is to relate to the City of Scottsdale the communications between the Owner and Design Team to the citizens and property owners in the vicinity of the site of an application for the new Triple C Heliport (818-PA-2018). This site is located at 14818 N. 74th Street, within the Scottsdale Airpark. This report demonstrates that those affected by this application have had an adequate opportunity to learn about and comment on the proposal.

Notification Process: All property owners within 750 feet of the propose heliport property, HOAs within 750 feet of the propose heliport property, individuals on the standard Scottsdale notification list and the assigned City Planner (Bryan Cluff) have been notified of the Use Permit requires via first class mail via the United States Postal Service. The Design Team will keep a log of any contact from concerned or interested individuals for inclusion in the final report.

Attachments:

1. Neighboring Property Owners Mailing List
2. Maricopa County Assessor's Map with 750' buffer indication
3. Letter, Narrative and plans included in the notification letters

Owner and Design Team Contact:

Larson Associates Architects, Inc.
Lance Meinhold
3807 N. 24th Street, #100
Phoenix, AZ 85016
e-mail: lmeinhold@larson-architects.com

Neighboring Property Owner Mailing List
215-56-001L
FRANZ CREEK PROPERTIES LLC
7333 E BUTHERUS DR
SCOTTSDALE, AZ 85260

215-56-017
SCOTTSDALE CITY OF
14506 N AIRPORT DR
SCOTTSDALE, AZ 85260

215-56-024B
SDL RESTAURANT GROUP LLC
7301 E BUTHERUS DR
SCOTTSDALE, AZ 85260

215-56-025B
GRAYSTAR CORPORATION
14811 N 73RD ST
SCOTTSDALE, AZ 85260

215-56-025C
GRAYSTAR CORPORATION
14811 N 73RD ST
SCOTTSDALE, AZ 85260

215-56-027A
LOOKOUT PEAKS LLC
14901 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85254

215-56-027B
LOOKOUT PEAKS LLC
14901 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85254

215-56-030
SCOTTSDALE CITY OF
15125 N 78TH WY
SCOTTSDALE 85260

215-56-043A
ELSE S EMOFF TRUST II
14644 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-043B
BRO BROTHERS L L C
14644 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-044
ACTION 24 LLC
14666 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-045
R MUNDT LLC
14682 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-046
WALLACE HOLDINGS L L C
14806 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-047
TRIPLE C AIRPARK PROPERTIES LLC
14818 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-048
TRIPLE C AIRPARK PROPERTIES LLC
14818 N 74TH ST
SCOTTSDALE, AZ 85260

215-56-382
HELM CONDO LLC
7302 E HELM DR
SCOTTSDALE, AZ 85260

215-56-432
AIRE LANE LLC
7345 E ACOMA DR
SCOTTSDALE, AZ 85260



Assessor Paul D. Petersen
Maricopa County Assessor's Office

[Home](#) [FAQ](#) [Contact Us](#) [Help](#) [Version 3.0](#)

Address or Intersection



South St

SCOTTSDALE
QUARTERLY
LAND & REPAIR

South St

215-56-057A

215-56-058

TANRO 1
LOT 12

215-56-060

THUNDERBOLT
INDUSTRIAL
PARK 3

215-56-331

Search By

Using the Mouse

What I Know

Buffer

Results

Step 1: Enter a search distance and apply buffer:

750

Feet

Apply Buffer

Clear Buff

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer

N SCOTTSDALE RD

N SCOTTSDALE RD

ma Dr

215-56-404

NAUTICAL
INSURANCE

215-56-024B

215-56-0011

215-56-035A

215-56-021B

215-56-023E

215-56-023C

215-56-025C

215-56-045

INTERFAC

215-56-384

215-56-0018

215-56-021A

215-56-025B

215-56-025D

215-56-047

215-56-046

215-56-045

215-56-044

215-56-040

215-56-030

N Airport Dr

COMERICA BANK
SCOTTSDALE ONE

215-56-402

THUNDERBOLT
INDUSTRIAL
PARK 3

215-56-SCOTTSDALE

215-56-026C

E Helm Dr

THUNDERBOLT
INDUSTRIAL
PARK 3

215-56-027B

215-56-043A

215-56-043B

215-56-043A

215-56-042

215-56-041

215-56-019

215-56-029

215-56-028

215-56-018

215-56-004B

215-56-003

215-56-004A

THUNDERBOLT
INDUSTRIAL
PARK 3

215-56-006B

215-56-006A

215-56-007A

215-56-017

215-56-413A

215-56-413A

215-56-233C

215-56-234A

215-56-132

215-56-131A

215-56-133

LEGEND
AIRPLANE

300ft

THUNDERBOLT
INDUSTRIAL
PARK 3



Larson

Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016

17 October 2018

In regards to: Triple C Hangar Use Permit

To Whom It May Concern,

Triple C Airport Properties is requesting a use permit for a heliport at their new aircraft hangar complex at 14818 N. 74th Street in the I-1 zoned area of the Scottsdale Airpark. This use permit is to allow them to take off and land their helicopter from the aircraft staging area adjacent to the taxi-lane. The new use permit is being sought for both safety and convenience reasons. The heliport will be a 40' x 40' (1,600 SF) area on Triple C's private staging area, part of their 33,708 SF lot. The included narrative and site plan further describe the request. Please contact Larson Associates Architects, Inc. with any questions. If you prefer you may contact the City of Scottsdale Planner, Bryan Cluff, at bcluff@scottsdaleaz.gov or 480-312-2258. Please reference project number 818-PA-2018.

Sincerely yours,

Lance A. Meinhold

Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016
lmeinhold@larson-architects.com
602-955-9929

**Use Permit Narrative
Triple C Heliport
14818 N. 74th Street
Scottsdale, AZ 85260**

This Use Permit Application seeks permission for a heliport in the most appropriate location possible; at the Scottsdale Airport. Triple C Airport Properties is seeking permission for a heliport at the existing development on the west side of 74th Street adjacent to the Scottsdale Airport and within the Scottsdale Airpark. The noise associated with the heliport is not excessive relative to the noise associated with the aircraft and neighboring helicopters currently operating within the airpark. The proposed location of the heliport is on the planned aircraft staging area, an existing paved area that will not allow for vibration to be transferred from the helicopter to the adjacent buildings. There will be no smoke, odor, heat, glare, fumes or electrical interference as a result of this use and the conditions on site and in the area will be unaffected by adding a helicopter use to the airport setting. Further, dust controls are already in place on the site in the form of enhanced landscape areas with large scale gravel that eliminates any dust stirred up by the operation of airplanes and helicopters. The helicopter will be stored within the existing aircraft hangars on the site.

The building on site is a 6,560 square foot aircraft hangar with 2,620 square feet of associated offices. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

The configuration of the proposed heliport in relation to the existing building complex protects pedestrian and vehicular traffic on 74th Street. The properties to the north, south and west share the existing taxi-lane and associated aircraft traffic. The operations of the heliport will have minimal differences to these properties from the existing operations of the jet aircraft operating procedures.

Triple C Airport Properties has permits and agreements for aircraft storage, airpark access, and self fueling operations in compliance with Chapter Five – Aviation of the Scottsdale Revised Code. Permits from the Airport Authority Commission and Federal Aviation Administration for the heliport have been applied for at this time.

The Planning Commission and Council should find that this Conditional Use Permit request meets all of the requirements set forth in the City of Scottsdale Zoning Ordinance Section 1.401. Section 1.401 states that the Commission and Council must find that, “the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:”

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

As described above, the Applicant has taken actions to eliminate all dust and vibration issues that would potentially be associated with such use. Further, there is no smoke, odor or illumination issue associated with this request. Finally, the noise associated with the helicopter use is consistent with the surrounding helicopter and airplane uses and does not constitute a nuisance and causes no damage to any property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The approval of this Conditional Use Permit will not create increased traffic to the site or the area.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

A helicopter use is absolutely compatible with the adjacent airport. There are currently other helicopter uses and there are numerous aeronautical uses that are compatible with the helicopter use surrounding this property. There is no better place in the entire City for the requested use.

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

There are no additional criteria identified in Section 1.403 that are applicable to this particular use.

818-PA-2018

TRIPLE C HANGAR

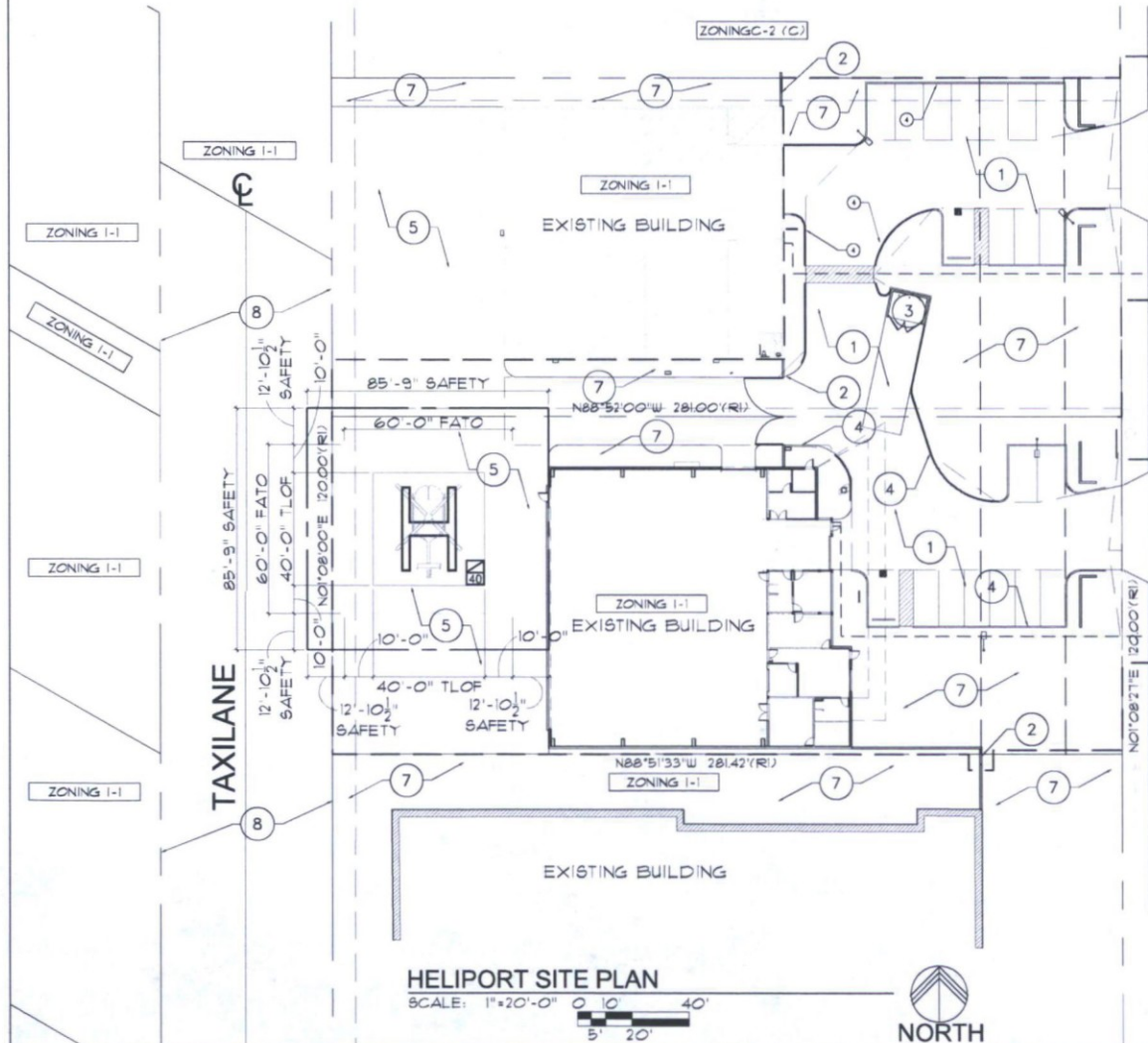
14818 N. 14TH STREET
SCOTTSDALE, ARIZONA 85260

OWNER

TRIPLE C AIRPARK PROPERTIES,
LLC; SEND ALL CORRESPONDENCE
THROUGH THE ARCHITECT

LARSON ASSOCIATES ARCHITECTS, INC.

3307 NORTH 24TH STREET SUITE 100
- LANCE MEINHOLD
PHOENIX, ARIZONA 85016
602-955-9929
602-954-4790 FAX
EMAIL:
lmeinhold@larson-architects.com



GENERAL NOTES:

1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDEMNIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES AN SPI.2A

PROJECT DATA

BUILDING AREA (UNCHANGED):

OFFICE: 2,620 SF.
HANGAR: 7,660 SF.
MEZZANINE: 2,220 SF.
TOTAL: 12,500 SF.
NET LOT AREA: 33,708 SF.
FLOOR AREA RATIO (F.A.R.): 12,500 / 33,708 = 37.08%

USABLE STAGING AREA:

6,700 SF.
OTHER AREA (NON-MOVEMENT) 2,539 SF.
OPEN SPACE: 9,239 SF.

PARKING IS UNCHANGED
(CALCULATIONS ARE FOR REFERENCE ONLY)

OFFICE AREA: 2,620 / 300 = 8.7 SPACES
HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED
TOTAL SPACES REQUIRED = 9 SPACES

SITE PLAN KEYNOTES

- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS

Larson Associates Architects, Inc.
3307 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TRIPLE C AIRPARK PROPERTIES
14818 N. 14TH STREET
SCOTTSDALE, ARIZONA 85260
PARCEL #15-56-047

Oct 31, 2018
EXPIRES: 6/30/2021

Drawing Name:
AIRPORT DATA
SITE PLAN

Revisions

Date: 11/02/18

Project Number:

2018-009

Drawing No:

SPI.1

818-PA-2018

TRIPLE C HANGAR

14818 N. 14TH STREET
SCOTTSDALE, ARIZONA 85260

OWNER

TRIPLE C AIRPARK PROPERTIES,
LLC, SEND ALL CORRESPONDENCE
THROUGH THE ARCHITECT

LARSON ASSOCIATES ARCHITECTS, INC.

3807 NORTH 24TH STREET SUITE 100
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Larson

TRIPLE C AIRPARK PROPERTIES

14818 N. 14TH STREET

SCOTTSDALE, ARIZONA 85260

PARCEL 215-56-047



Drawing Name:
AERIAL OVERLAY
SITE PLAN

Revisions

Date: 11/02/18

Project Number:
2018-008

Drawing No.

SP1.3

818-PA-2018

AERIAL OVERLAY SITE PLAN

SCALE: 1"=20'-0" 0 10 20 40'

